174.0	0008	0016.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	709,500 / 709,500
					USE VALUE:	709,500 / 709,500
					ASSESSED:	709,500 / 709,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		WILLIAMS ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MCADAMS DANIEL R
Owner 2:	CVIJIC SANJA
Owner 3:	
Street 1:	15 WILLIAMS ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BAIRD DANIEL W -
Owner 2:	BAIRD SAEKO N -
Street 1:	15 WILLIAMS ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .106 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1961, having primarily Vinyl Exterior and 1920 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4620.000	318,500		391,000	709,500
Total Card	0.106	318,500		391,000	709,500
Total Parcel	0.106	318,500		391,000	709,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 369.53 /Parcel: 369.53

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 116699

GIS Ref

GIS Ref

Insp Date 09/08/18

!13591!

PREVIOUS ASSESSMENT

Parcel ID 174.0-0008-0016.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	318,500	0	4,620.	391,000	709,500		Year end	12/23/2021
2021	101	FV	307,800	0	4,620.	391,000	698,800		Year End Roll	12/10/2020
2020	101	FV	307,900	0	4,620.	391,000	698,900	698,900	Year End Roll	12/18/2019
2019	101	FV	252,900	0	4,620.	385,400	638,300	638,300	Year End Roll	1/3/2019
2018	101	FV	255,000	0	4,620.	296,100	551,100	551,100	Year End Roll	12/20/2017
2017	101	FV	255,000	0	4,620.	279,300	534,300	534,300	Year End Roll	1/3/2017
2016	101	FV	255,000	0	4,620.	257,000	512,000	512,000	Year End	1/4/2016
2015	101	FV	239,400	0	4,620.	240,200	479,600	479,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	17:20:37

LAST REV

Date	Time
12/27/19	08:13:51
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13591

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BAIRD DANIEL W,	1508-142		5/31/2017		685,000	No	No		
LONGLEY SAMUEL	1371-110		7/17/2009		462,500	No	No		
WEBB TIMOTHY R	1302-45		6/15/2005		492,000	No	No		
MC CARTHY JOHN	1258-199		10/1/2002		350,000	No	No		
	825-16		9/11/1972		32,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/10/2019	1399		5,800					
9/23/2002	795	Redo Bas	5,800	O		G4	GR FY04	NEW FLOOR/WALLS IN

ACTIVITY INFORMATION

Date	Result	By	Name
9/8/2018	Meas/Inspect	HS	Hanne S
2/12/2018	SQ Returned	MM	Mary M
12/15/2008	Info At Door	372	PATRIOT
12/5/2005	MLS	HC	Helen Chinal
1/5/2003	MLS	MM	Mary M
12/15/1999	Meas/Inspect	163	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	116699
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4620		Sq. Ft.	Site		0	70.	1.21	6									391,020						391,000	

Total AC/HA:	0.10606	Total SF/SM:	4620	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	391,020	Spl Credit		Total:	391,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	OLIVE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1961	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	6 - Ceramic Tile	10	%
Bsmnt Flr:	5 - Lino/Vinyl		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	0.99077994
Adj $ / SQ:	147.131
Other Features:	92750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	357034
Depreciation:	38560
Depreciated Total:	318474

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

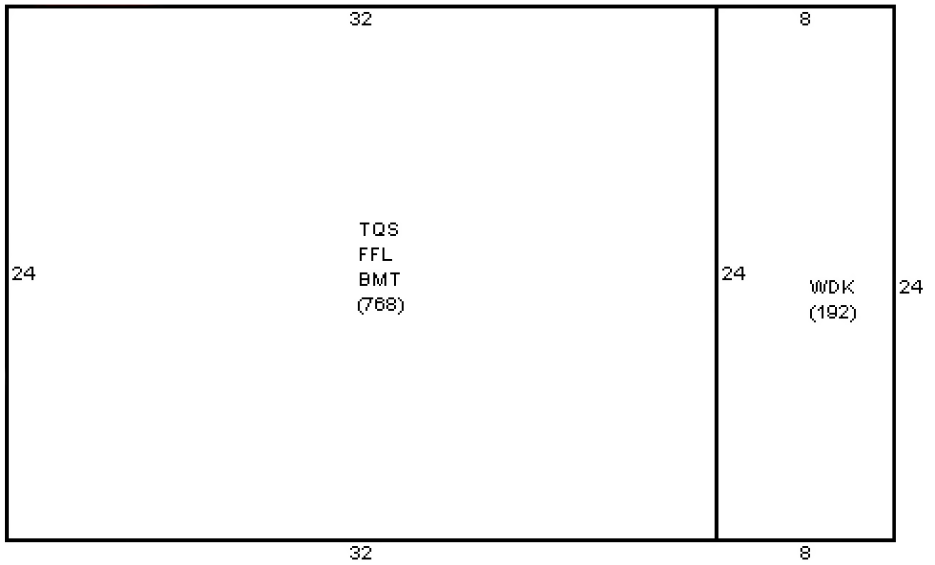
No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	147.13
Special Features:	0	Val/Su Net:	138.24
Final Total:	318500	Val/Su SzAd	236.98

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	83.860	64,408
FFL	First Floor	768	147.130	112,996
TQS	3/4 Story	576	147.130	84,747
WDK	Deck	192	11.100	2,132
	Net Sketched Area:	2,304	Total:	264,283
Size Ad	1344	Gross Area	2496	FinArea 1920

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	75	G	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

174.0-0008-0016.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total:

IMAGE

AssessPro Patriot Properties, Inc